



## Pencoedcae, Swansea offers over £430,000

- Council Tax Band D
- Swimming Pool and spacious garden
- Garage and Driveway
- Potential for multi-generational living
- Close to local amenities
- EPC Rating: C



 4  3  1



## About the property

Presenting this impressive, detached bungalow, offered for sale in good condition and ideally situated with excellent access to public transport links such as the A465, nearby schools, local amenities, and picturesque walking routes.

This spacious property boasts four well-proportioned bedrooms, making it perfect for families seeking comfortable living or investors interested in a potential AirBnB opportunity. The master bedrooms boasts a dressing room and en-suite.

The home features a welcoming reception room that offers ample space for both relaxation and entertaining guests. The modern kitchen benefits from a stylish kitchen island and an open-plan layout leading to a dining area.

A well-appointed bathroom serves the accommodation, ensuring practicality and convenience for everyday family life. Additional highlights include a beautifully maintained garden—perfect for outdoor activities, leisure, or al fresco dining. The presence of a swimming pool is a great addition.

There is a garage, ideal for secure parking or additional storage, along with an electric vehicle (EV) charging point. To the rear of the garage is a utility room which was previously used as an office and a shower room.

Set in a prime location with a host of amenities just moments away, this residence presents an exceptional opportunity.



## Accommodation

### Porch

### Hallway

### Kitchen/Diner

### Kitchen Area

25' 4" Max x 15' 1" Max ( 7.72m Max x 4.60m Max )

### Dining Area

14' 5" Max x 15' 1" Max ( 4.39m Max x 4.60m Max )

### Living Room

25' 3" Max x 14' 4" Max ( 7.70m Max x 4.37m Max )

### Bedroom 1

10' 8" Max x 14' 8" Max ( 3.25m Max x 4.47m Max )

### Dressing Room

### En-Suite

### Bedroom 2

12' 8" Max x 10' 9" Max ( 3.86m Max x 3.28m Max )

### Bedroom 3

12' 6" Max x 10' Max ( 3.81m Max x 3.05m Max )

### Bedroom 4

10' 9" Max x 11' 5" Max ( 3.28m Max x 3.48m Max )

### Bathroom

### Outside

### Garage

15' 5" Max x 11' 3" Max ( 4.70m Max x 3.43m Max )

### Utility/Office

### Shower Room

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## Floorplan



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